



Sussex County

Planning & Zoning Commission

Revised AGENDA

February 11, 2016

6:00 P.M.

Call to Order

Approval of Agenda

Approval of Minutes – January 28, 2016

Old Business

C/Z #1790 Carillon Square Apartments, LLC

MJ

An Ordinance to amend the Comprehensive Zoning Map of Sussex County from a C-1 (General Commercial District) to an AR-1 (Agricultural Residential District) for a certain parcel of land lying and being in Indian River Hundred, Sussex County containing 8.66 acres, more or less. The property is located 520 ft. west of John J. Williams Hwy. (Rt. 24) and 1,200 ft. south of Indian Mission Rd. (Rt. 5). (911 Address: None Available) Tax Map I.D. 234-23.00-269.13 (Part of) and 269.15 (Part of)

C/Z #1791 Carillon Square Apartments, LLC

MJ

An Ordinance to amend the Comprehensive Zoning Map of Sussex County from an AR-1 (Agricultural Residential District) and a C-1 (General Commercial District) to a HR-1 (High Density Residential District) for a certain parcel of land lying and being in Indian Hundred, Sussex County, containing 17.19 acres, more or less. The property is located southwest of Indian Mission Rd. (Rt. 5) and 500 ft. west of John J. Williams Hwy. (Rt. 24). (911 Address: None Available). Tax Map I.D. 234-23.00-260.00 & 269.18 (Part of)

C/U #2041 Scott Randall Witzke

MR

An Ordinance to grant a Conditional Use of land in an AR-1 (Agricultural Residential District) for a retail auto sales to be located on a certain parcel of land lying and being in Little Creek Hundred, Sussex County, containing 10.0 acres, more or less. The property is located north of Delmar Rd. (Rt. 54) 0.5 mile west of Horsey Church Rd. (Rd. 510). (911 Address: 8137 Delmar Rd., Delmar). Tax Map I.D. 532-19.00-7.00

C/U #2042 Beachfire Brewing Company, LLC **MJ**
An Ordinance to grant a Conditional Use of land in a C-1 (General Commercial District) for a microbrewery to be located on a certain parcel of land lying and being in Lewes and Rehoboth Hundred, Sussex County, containing 5,000 square feet, more or less. The property is located at the southeast corner of Central Ave. and Johnston St. (911 Address: 19841 Central Ave., Rehoboth Beach). Tax Map I.D. 334-13.20-24.00

Public Hearings

Ocean Way Estates **RS**
The installation of gates within the Ocean Way Estates development. The development is located north of Muddy Neck Rd. and south of Atlantic Ave. (911 Address: None Available). The Property is zoned MR (Medium Density Residential District) Tax Map I.D. 134-13.00-49.01

Other Business

Branson Smith 2015-6 **RW**
Final Subdivision Plan

Lands of Kenneth Simpler **MJ**
Final Site Plan

Americana Bayside Town Center Phase 1B **RS**
Final Site Plan

Cape Henlopen State Park **MJ**
Preliminary Site Plan

Coastal Club Land Bay 3 **MJ**
Preliminary Site Plan

SLC Homestead, LLC - CU 2027 **RS**
Preliminary Site Plan

The Marina at Peppers Creek – Amenities **RS**
Preliminary Site Plan

Big Oyster Brewery **MJ**
Preliminary Site Plan

Love Creek Elementary School - CU 2016 **MJ**
Preliminary Site Plan

The Farm at Truitt Homestead - CZ 1785
Preliminary Site Plan

MJ

Additional Business

Discussion regarding Planning Commission Districts

Planning and Zoning Commission meetings can be monitored on the internet at
www.sussexcountyde.gov.

In accordance with 29 Del. C. §10004(e)(2), this Agenda was posted on February 3, 2016, at 4:00 p.m., and at least seven (7) days in advance of the meeting.

This Agenda is subject to change to include the addition or deletion of items, including Executive Sessions, which arise at the time of the Meeting.

Agenda items listed may be considered out of sequence.
Revised: February 4, 2016 (to include CZ #1785).

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